


ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR
ASSOCIATE ZONING ADMINISTRATORS
GARY BOOHER
R. NICOLAS BROWN
ANIK CHARRON
EMILY J. GABEL-LUDDY
DANIEL GREEN
LOURDES GREEN
DAVID KABASHIMA
ALBERT LANDINI
JON PERICA

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

RECEIVED
STATE OF CALIFORNIA

JAN 03 2005

SMMC
MALIBU

Attachment
SMMC
Agenda Item 17
January 24, 2005

DEPUTY DIRECTOR
OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334

January 5, 2005

California Whitebird, Inc. (A)(O)
444 S. Flower Street, Suite 1300
Los Angeles, CA 90071

Planning Associates (R)
4040 Vineland Avenue, Suite 108
Studio City, CA 91604-3350

CMB Engineering (E)
6345 Balboa Boulevard, Suite 140
Building 11
Encino, CA 91316

Department of Building and Safety

CASE NO. CPC 2004-4345-SPP-SPR
**PROJECT PERMIT COMPLIANCE & SITE
PLAN FINDINGS**

Site Address: 7000 - 8000 La Tuna Canyon
Road

Related Cases: VTTM 61672

CPC 2004-4344-GPA-ZC

Sunland-Lake View Terrace-Shadow Hills-East
La Tuna Canyon & Sun Valley-La Tuna Canyon
Planning Areas

Zone: A1-1, A1-K, and RE11-1

Council District: 2

CEQA Clearance: ENV 2002-2481-EIR

Neighborhood Council: Foothill Trails District
Sunland-Tujunga

Plan Land Use: Minimum Residential, Very
Low I & Very Low II Residential, and Open
Space

District Map: 195B193, 195B197 & various

Legal Description: POR Lot 203 Western
Empire Tract, POR Lots 2 & 7 FR SEC 24 &
various.

Pursuant to Sections 11.5.7 C of the Los Angeles Municipal Code, I hereby APPROVE:

A Specific Plan Project Permit Compliance Review to allow the construction, use
and maintenance of 175 single family dwellings located within the San
Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Area; and

Pursuant to Section 16.05.E of the Los Angeles Municipal Code, I hereby APPROVE:

Site Plan Review for the construction, use and maintenance of 175 single-family
dwellings in connection with Vesting Tentative Tract 61672.

All on 887 acres, located within the A1-1, A1-K and RE11 Zones.



DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

MABEL CHANG
PRESIDENT
DAVID L. BURG
VICE-PRESIDENT
JOY ATKINSON
ERNESTO CARDENAS
SUSAN CLINE
MARY GEORGE
MICHAEL MAHDESIAN
BRADLEY MINOLIN
THOMAS E. SCHIFF
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

RECEIVED
STATE OF CALIFORNIA

JAN 05 2005

SMMC
MALIBU

Attachment
SMMC
Agenda Item 17
January 24, 2005

(213) 978-1273
CORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.lacity.org/PLN

Decision Date: January 4, 2005

Appeal Ending Date: January 14, 2005

California Whitebird, Inc. (O)(A)
44 South Flower Street, Suite 1300
Los Angeles, CA 90071

Planning Associates
4040 Vineland Avenue, Suite 108
Studio City, CA 91604-3350

CMB Engineering
6345 Balboa Boulevard, Suite 140,
Bldg. 11
Encino, CA 91316

RE: Vesting Tentative Tract No.
61672
Related Case: CPC-2004-4345-
SPP-SPR and CPC-2004-4344-GPA-
ZC
Council District: 2
Community Plans: Sunland-Tujunga-
Lake View Terrace-Shadow Hills-East
La Tuna Canyon; and Sun Valley-La
Tuna Canyon
Existing Zones:
Environmental: ENV-2002-2481EIR
SCHNo: 20022091018
Fish and Game: Not Exempt

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 61672, located at 7000 - 8000 La Tuna Canyon Road for a maximum 175 single family lots in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon and Sun Valley-La Tuna Canyon Community Plans. A Revised Vesting Map will be required. This unit density is based on the A1-1, A1-K and RE11 Zones and Ordinance No. 162,144. The Advisory Agency has approved a unit recording of the final map. For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material

supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

1. The tract shall be permitted to record with final map units in a number and sequence satisfactory to the Advisory Agency. The subdivider shall submit the Unit Map Fee, a Unit Map showing the boundaries of all units, the Unit Number(s) of each Unit Map(s), and all applicable tract conditions in a matrix for each Unit Map(s). Should particular master tract condition(s) not apply to a Unit Map, the subdivider shall submit all evidences or documentation to prove so. All above required items shall be submitted satisfactory to the Advisory Agency prior to the clearance of all other conditions of approval. **(Note:** All conditions and requirements of the City Engineer for each unit map and the approved tract as a whole shall be satisfactory to the City Engineer.)

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

2. That a revised tentative map be submitted prior to the recordation of the final map to the satisfaction of the City Engineer addressing the proposed street merger and realignment areas, Glen-O-Peace Parkway cul-de-sac, "A" Street alignment at La Tuna Canyon Road, street curves, and alignment for proposed streets and additional street access to adjacent areas.
3. That any natural watercourse and existing drainage and sanitary sewer easements within the subdivision be delineated on the final map satisfactory to the City Engineer.
4. That two copies of a parking area and driveway plan be submitted to the Valley District Office of the Bureau of Engineering for approval or that a Covenant and Agreement be recorded agreeing to do the same prior to the issuance of a building permit.
5. That the final tract map be approved by the State Department of Transportation with respect to the alignment of the Foothill Freeway. Four copies of the final map shall be submitted to the City Engineer's Office for the State's approval prior to recordation of the final map.
6. That necessary arrangements be made with the State Department of Transportation prior to recordation of the final map for any necessary permits with respect to any construction and drainage discharge within or adjacent to the Foothill Freeway.
7. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgment of Easement must be recorded and an application to do work in any sanitary sewer and drainage easements and to construct over the existing sanitary sewer and drainage facilities must be submitted to the City Engineer for approval.
8. That all the proposed tract map boundary lines be properly established in accordance with Section 17.07.D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer.